

## **RESOLUTION NO. P07-10**

### **A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TO ADOPT AN AMENDMENT TO THE MONROE COUNTY LAND DEVELOPMENT CODE TO AMEND CHAPTER 142 SIGNS; SPECIFICALLY AMENDING SECTION 142-4(3)(d) REGARDING THE SUNSET DATE FOR A-FRAME SIGNS.**

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**WHEREAS**, at regularly scheduled meetings held on April 28, 2010, the Monroe County Planning Commission held a public hearing for the purpose of considering a recommendation to the Monroe County Board of County Commissioners for review and action, concerning a proposed amendment to Chapter 142 Signs of the Monroe County Land Development Code; and

**WHEREAS**, the Monroe County Planning Commission makes the following findings of fact and conclusions of law:

1. At the January 28, 2009 Board of County Commissioners (BOCC) meeting, the BOCC directed the Department of Planning and Environmental Resources to review Chapter 142 Signs of the Monroe County Code.
2. During May of 2009 the Department of Planning and Environmental Resources conducted three (3) public workshops to receive public input regarding sign regulation revisions.
3. Monroe County has adopted land use policies and objectives in a comprehensive plan to guide policy on building and land use regulations, and to promote health, safety, and general welfare.
4. The BOCC approved Ordinance No. 031-2009 in the Fall of 2009 amending Section 142 Signs of the Monroe County Land Development Code. Among the provisions approved, A-frame signs were permitted with a "sunset" date of June 7, 2010.
5. Monroe County recognizes the need for businesses on US 1 to have greater visibility during the current economic conditions.
6. The Monroe County Department of Planning and Environmental Resources is working with the Florida Department of Transportation (FDOT) to develop wayfinding signage regulations that would address the needs of the business community while eliminating the need for A-frame signs.

7. The provision for A-frame signs as approved in Ordinance No. 031-2009 expires on June 7, 2010.
8. The provisions of this ordinance are consistent with the Monroe County Comprehensive Plan and the Principals for Guiding Development in the Florida Keys Area of Critical State Concern.
9. The Monroe County Planning Commission held a duly advertised public hearing on April 28, 2010 and recommended approval to the Board of County Commissioners.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF MONROE COUNTY, FLORIDA:**

Proposed text changes are presented in ~~striketrough~~ to indicate deletions and underline to indicate additions.

**Section 1. Section 142-4 is amended as follows:**

\* \* \* \* \*

**(3) Signs in commercial areas.**

Sign allowances in commercial areas (AD, CFA, CFS, DR, I, MF, MI, MU, RV, SC, UC) shall be calculated based on the amount of property frontage and business frontage as follows:

- d. *A-frame signs (i.e. Sandwich board signs).* Through ~~June 7, 2010~~, June 7, 2011, every nonresidential developed parcel of land boarding on US 1 shall be allowed A-frame signs, as indicated in the following table:

<i>Street Frontage (Linear feet)</i>	<b>Maximum Number of Signs*</b>
<b>1' to 75'</b>	<b>1</b>
<b>76' to 150'</b>	<b>2</b>
<b>151' to 225'</b>	<b>3</b>
<b>226' to 300'</b>	<b>4</b>
<b>Over 300'</b>	<b>5</b>

\* No business shall be allowed more than one sign.

A-frame signs may only be permitted provided the following standards are met:

1. The sign is no greater than three (3) feet in width and no greater than four (4) feet in height, exclusive of legs that can be no more than six (6) inches in height;
2. The sign is of A-frame-type construction, with only two (2) sign faces that are joined at the top;
3. Each sign face is no more than twelve (12) square feet in area;

4. The sign is portable and not permanently affixed to the ground;
5. The sign is located on a private parcel of land and identifies a business on that same private parcel of land;
6. The sign shall not be located on a public right-of-way, or walkway.
7. The sign shall only identify a lawfully-established business name(s) and/or other information directly related to that business;
8. The sign shall not be located in a clear sight triangle;
9. The sign shall not be illuminated or electric and shall not have any electric devices attached thereto;
10. The sign shall only be displayed during the business hours of the business it identifies and shall be stored indoors during non-business hours.
11. The sign shall be stored indoors during tropical storm/hurricane watches and warnings and other severe weather advisories; and
12. The building permit number shall be permanently affixed to the sign or sign structure in such a manner as to be plainly visible from grade.

**PASSED AND RECOMMENDED FOR ADOPTION** by the Monroe County Planning Commission at a regular meeting held on the 28<sup>th</sup> day of April, 2010.

Chair Wall	_____
Vice Chair Cameron	_____
Commissioner Hale	_____
Commissioner Werling	_____
Commissioner Lustberg	_____

**PLANNING COMMISSION OF MONROE COUNTY, FLORIDA**

By \_\_\_\_\_

Randolph D. Wall, Chair

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

